136.0	0003	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,300,100 / 1,300,100
					USE VALUE:	1,300,100 / 1,300,100
					ASSESSED:	1,300,100 / 1,300,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRYANT CLAIRE M/TRUSTEE &
Owner 2:	DUFFY JUDITH A/TRUSTEE
Owner 3:	CLAIRE M BRYANT REVOC TRUST
Street 1:	70 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRYANT ROBERT R & CLAIRE M -
Owner 2:	-
Street 1:	70 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,038 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 4051 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14038.000	535,200	7,900	757,000	1,300,100
Total Card	0.322	535,200	7,900	757,000	1,300,100
Total Parcel	0.322	535,200	7,900	757,000	1,300,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.94 | /Parcel: 320.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87355

GIS Ref

GIS Ref

Insp Date 08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,200	7900	14,038.	757,000	1,300,100	1,300,100	Year End Roll	12/18/2019
2019	101	FV	394,300	7900	14,038.	799,100	1,201,300	1,201,300	Year End Roll	1/3/2019
2018	101	FV	394,300	7900	14,038.	588,800	991,000	991,000	Year End Roll	12/20/2017
2017	101	FV	394,300	7900	14,038.	563,600	965,800	965,800	Year End Roll	1/3/2017
2016	101	FV	394,300	7900	14,038.	521,500	923,700	923,700	Year End	1/4/2016
2015	101	FV	384,800	7900	14,038.	437,400	830,100	830,100	Year End Roll	12/11/2014
2014	101	FV	384,800	7900	14,038.	427,300	820,000	820,000	Year End Roll	12/16/2013
2013	101	FV	384,800	7900	14,038.	407,100	799,800	799,800		12/13/2012

!10556!

PRINT

Date	Time
12/11/20	00:51:00

LAST REV

Date	Time
10/31/17	08:13:16
ekelly	

USER DEFINED

Prior Id # 1:	87355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10556

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYANT ROBERT R	67660-585		7/21/2016	Convenience	1	No	No		Robert R Bryant d.o.d. 10/8/2016 bk 64611 pg
	12025-361		6/24/1971		47,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2011	1398	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	163	PATRIOT
2/6/2009	Entry Denied	372	PATRIOT
12/21/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14038		Sq. Ft.	Site		0	90.	0.60	10									757,029						757,000	

Total AC/HA: 0.32227 | Total SF/SM: 14038 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 757,029 | Spl Credit | Total: 757,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02892447
Const Adj.:	0.98990101
Adj $ / SQ:	127.317
Other Features:	129550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657473
Depreciation:	122290
Depreciated Total:	535183

COMMENTS

643-5626 OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

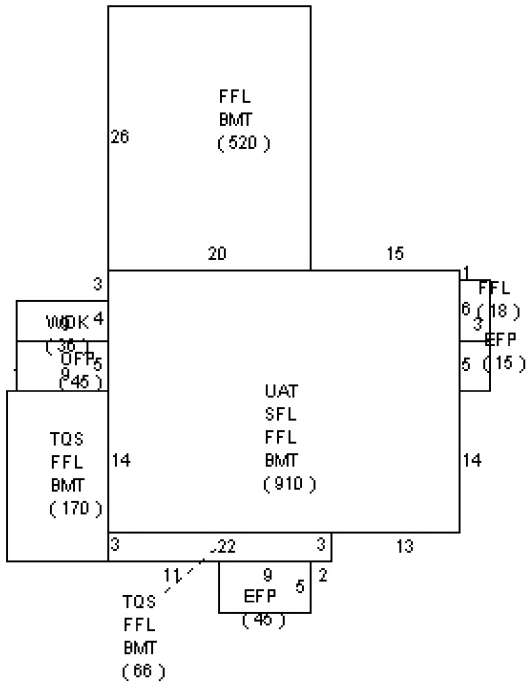
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.05
Special Features:	0	Val/Su Net:	111.36
Final Total:	535200	Val/Su SzAd	193.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,684	127.320	214,401
BMT	Basement	1,666	55.570	92,586
SFL	Second Floor	910	127.320	115,858
UAT	Upper Attic	228	70.020	15,930
TQS	3/4 Story	177	127.320	22,535
EFP	Enclos Porch	60	71.870	4,312
OFP	Open Porch	45	43.560	1,960
WDK	Deck	36	15.840	570
	Net Sketched Area:	4,806	Total:	468,152
Size Ad	2771	Gross Are	5547	FinArea 4051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1950	21.94	T	40	101			4,700			4,700
14	Open Porch	D	Y	1	15X15	A	AV	1950	23.83	T	40	101			3,200			3,200

More:	N	Total Yard Items:	7,900	Total Special Featues:		Total:	7,900